

A RETURN TO GRAND LIVING

BY BROOKS HUSTON



“YOU CAN ALMOST count on one hand the number of pre-war condominiums in the city,” says Karen Mansour, director of sales and marketing for Prudential Douglas Elliman, in reference to the 32 units now available at The Apthorp, a more than 100-year-old luxury building on the Upper West Side. These residences, newly managed by Broadwall Management of Apthorp LLC, an affiliate of The Feil Organization, are the first to be sold in what has been exclusively an apartment building since its construction in 1908 by William Waldorf Astor.

When built, The Apthorp was the world’s largest residential building, taking up an entire city block at 79th Street and West End Avenue. In the center of the Renaissance Revival structure, inspired by Florence’s Pitti Palace, is a sprawling landscaped courtyard and motor court connecting four separate entrances, each with a doorman. The individual homes, all between 4 to 12 rooms, feature ceilings up to 11-feet high and 8-foot windows, and range from 1,100 to 6,000 square feet.

Since taking over, Broadwall has overseen a massive renovation in select units and public spaces. Under the watchful eyes

of Ingrid Birkhofer and Fernando Papale of BP Architects, a meticulous restoration is ongoing, one that involves bringing back wood and plaster moldings, original light fixtures, mosaic tile floors, and marble fireplaces with hand-carved mantels. Some residences are being enhanced with modern details, like walk-in closets and spacious bathrooms. New homes will be equipped with sophisticated heating and cooling infrastructure. Each will be outfitted with its own Miele washer and dryer.

With these changes, the building represents a unique opportunity to own in one of the only classic, renovated historic buildings in Manhattan. As Howard Lorber of Prudential Douglas Elliman says, “a building like this will never be replicated again.”

Still, the best news may be the pricing. To achieve the condo conversion by September 15, the sales program has been aggressive with sharp new prices. Units are priced from \$1.535 million to \$15 million. ♦

For more information, call 212.799.2211 or see theapthorp.com.





This page: A restored sitting room with original parquet flooring, wainscoting, and moldings. Opposite, top: Original details carefully restored. Bottom: The Apthorp in 1908.